



SeaTac Combats Affordable Housing Crisis with New Proposed Development



Artist's Perspective - North East Corner

SEATAC | Mixed Use Housing - Conceptual Design
SeaTac, WA



Inland Group

CUSHING
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SeaTac, WA (August 29, 2019) – The City of SeaTac takes another step forward to help combat the affordable housing crisis facing our region. This weekend, the SeaTac Center mall is being vacated to make room for more than 600 new units of housing, including 417 units of workforce housing.

“The City of SeaTac, much like the rest of our neighboring cities, has seen a rapid influx of jobs and the City is working to meet the housing needs of this new expanding workforce,” says City Manager Carl Cole. “These 400 plus units of workforce housing will help meet the needs of those who choose to live and work in the City.”

The aging, 1954 SeaTac Center mall structure, in the northern section of the City, will be replaced with 618 modern multifamily housing units, with 417 of these units, or 67%, being dedicated to workforce housing. Currently, the City of SeaTac has one of the highest, if not the highest, percentage of affordable housing units in all of King County. The city has 1,250 affordable housing units out of 9,857 Census counted households. This equals to more than 12% of SeaTac housing being affordable. The addition of the 417 proposed workforce units located within easy walking distance of Sound Transit's Tukwila International Blvd. light rail station will bring the percentage of affordable units in SeaTac to nearly 16%.

The Inland Group project also includes 30,000 square feet of commercial space, which will be located on the ground floor of the project. This commercial space will serve the 600 plus multifamily units as well surrounding communities and travelers to the Tukwila International Boulevard Link Light Rail Station.

“SeaTac is a unique city because 65% of our customers are commercial businesses,” says Cole. “Time and time again, these businesses are asking for a mix of housing, including affordable housing, for their workforce.”

Since 2006 and the adoption of the S. 154th Street Station Area plan, the City of SeaTac has been targeting the area near the Tukwila International Boulevard Light Rail Station for a transit-oriented mixed-use redevelopment.

The City recognizes the great need for housing in the area. This includes market rate and affordable housing. A range of additional housing options are badly needed in Southwest King County, especially as part of Transit Oriented Development projects near light rail stations. The Governor’s and County Executive’s offices have repeatedly noted that access to housing that is affordable to many residents and is near transit stations is a key state, county and local priority. The City of SeaTac is taking steps to be part of the solution to this King County community housing need

The City has conducted a transparent process for the sale and redevelopment of the SeaTac Center. When originally signed, tenant leases included notice that the City intended to sell the property for redevelopment. The current leaseholders were sent letters on March 12, 2018, confirming the anticipated redevelopment of the property. The leaseholders were provided a nine-month notice of the City’s intent to terminate their leases, although a specific move-out date would be determined by the schedule for the sale of the property and the new development project. The letter was provided to tenants several months before the City issued a public Request for Proposal for the project in June 2018

In addition, on August 15, 2018, the City held a Special Council Meeting to give SeaTac Center businesses an opportunity to learn about the future redevelopment of the property. Two City staff members handed out invitations to all SeaTac Center businesses, inviting these business owners to the community meeting. The meeting was well-attended by both tenants and subtenants.

All of the current leases are month-to-month. In December of 2018, the City executed a Purchase and Sale Agreement for the SeaTac Center with CAP Acquisitions, Inc. (Inland Group), and on February 1, 2019, the City’s property management firm informed leaseholders that their month-to-month tenancy would end on August 31, 2019. This letter was sent to the 10 current leaseholders.

The original closure of the property was projected to be September, 2019. As with any large-scale commercial real estate transaction, the closure has been delayed due to a variety of reasons.

The City values its business communities and has offered services to the tenants including a relocation option analysis, introductions to commercial real estate space owners/brokers, and introductions to Small Business Development Center advisors at Highline College. Some of the tenants took advantage of these services. The City was able to accommodate the move of one of SeaTac Center’s biggest tenants, the Refugee Women’s Alliance (ReWA) into its City Hall Property.

The City remain supportive of the business community and will continue to offer resources to help any business that wants to relocate to either SeaTac or the surrounding region.

For more information about the project you can go the City of SeaTac website and click on the homepage icon with SeaTac Center Documents or click on this link www.seatacwa.gov/seataccenter.

About the City of SeaTac:

Incorporated in February 1990, the City of SeaTac is located approximately midway between the cities of Seattle and Tacoma. The City of SeaTac is 10 square miles in area and has a population of 29,130. The City is a vibrant community, economically strong, environmentally sensitive, and people-oriented. The City boundaries surround the Seattle-Tacoma International Airport, (approximately three-square miles in area) which is owned and operated by the Port of Seattle.*

**April 1, 2019 OFM*

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